



12

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** DECEMBER 4, 2019

**SUBJECT:** DR19-120, BILL LUKE SANTAN PHASE 2

**STRATEGIC INITIATIVE:** Prosperous Community

Attract, retain and grow businesses that serve a regional customer base and help to increase Gilbert's sales tax revenue.

### **RECOMMENDED MOTION**

Approved the Findings of Fact and approve DR19-120 Bill Luke Santan Phase 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.29 acres, generally located within the Santan Motorplex at the northwest corner of Speedway Drive and Motorplex Loop, in the General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay.

### **APPLICANT/OWNER**

Company: John Mahoney Architect, LLC  
Name: John Mahoney  
Address: 850 W. Elliot Rd. #108  
Tempe, AZ 85284  
Phone: 480-345-8457  
Email: John@mahoneyarch.com

Company: Luke Gilbert, LLC  
Name: Don Luke  
Address: 2425 W. Camelback Rd.  
Phoenix, AZ 85015  
Phone: 602-249-1234  
Email: Don@billluke.com

## **BACKGROUND/ DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
September 28, 1999	Town Council approved A98-10 (Ordinance No. 1207), annexing approximately 1,340 acres into the Town of Gilbert.
October 1, 2002	Town Council approved Z01-20 (Ordinance No. 1431), amending the Spectrum at Val Vista PAD, amending several conditions and rezoning as General Commercial (GC) the acreage of what now constitutes the Motorplex subdivision.
August 2, 2017	DR17-1049 for Bill Luke Auto Dealership was approved by the Planning Commission/ Design Review Board, directly to the south of the DR19-120 subject site.

### **Overview**

The proposed Bill Luke Santan Phase 2 project consists of a 10,986 sq. ft vehicle services facility and associated site improvements on the 8.29-acre site that will serve in association with the approved Bill Luke auto dealership to the south of the subject site, across Motorplex Loop. The additional vehicle services building will provide vehicle maintenance and detailing for the Bill Luke Dealership. The site is zoned General Commercial (GC) with a PAD overlay.

### **Surrounding Land Use & Zoning Designations**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Commercial (GC) and Public Facility/ Institutional (PF/I)	General Commercial (GC) PAD and Public Facility/ Institutional (PF/I)	Christina Brothers Automotive Service and SRP Substation
South	General Commercial (GC)	General Commercial (GC) PAD	Bill Luke Auto Dealership
East	General Commercial (GC)	General Commercial (GC) PAD	Enterprise Auto Dealership
West	Business Park (BP)	Business Park (BP) and Maricopa County Residential	Single Family Residential
Site	General Commercial (GC)	General Commercial (GC) PAD	Undeveloped

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC – General Commercial (GC) PAD</b>	<b>Proposed</b>
Minimum Lot Area	No minimum	8.29 acres
Maximum Height (ft.)/Stories	45'	23'-6"
Min. Setback (Bldg./ Landscape) (ft.)		

Front (south)	20' / 20' (Recorded Santan Motorplex Landscape Easement)	20' / 20'
Side (east)	Internal*	Internal*
Side (west)	20' / 20'	20' / 20'
Rear (north)	20' / 20' and Internal*	20' / 20'
Separation Between Buildings	15' (1-story)	N/A
Landscaping (% of net lot area)	15%	15.5%
Off-Street Parking and Loading	<i>Vehicular Services, Light:</i> 3 spaces per service bay plus 1 space per 250 sq. ft. office area.	4 Service Bays = 12 spaces 4,684 sq. ft. Office/ 250 = 19 spaces <u>31 total spaces (required)</u> 31 total spaces (provided) 398 inventory spaces (provided additionally)
Bicycle Parking	1 space per 10 vehicle spaces (31 parking spaces required)	4 parking spaces required/ provided

\* may be reduced internal to site in conformance with LDC Section 2.304.E.

## **DISCUSSION**

### **Site Plan**

The proposed Bill Luke Santan Phase 2 project consists of a 10,986 sq. ft., 1-story vehicle services building (23'-4") and associated site improvements on the 8.29-acre site. There will also be approximately 398 inventory parking spaces with concrete pavement surfacing provided throughout the subject site. Staff notes that the proposed site plan demonstrates that a future building may be located in the northeast portion of the site and would be developed with a future phase of development under a separate Design Review Board application. The overall site will be primarily secured and enclosed by a combination of existing and new site screen walls in compliance with the LDC requirements for fencing.

Primary access to the site will be provided via a gated access from Motorplex Loop. Adequate stacking (58'-2") has been shown from Motorplex Loop to the proposed access gate. Secondary/ Fire access will be provided on the northeastern portion of the subject site via an existing fire access easement provided by the Santan Motorplex developer and constructed with the adjacent Christian Brothers Automotive development. The proposed site design demonstrates compliance with Town of Gilbert requirements for access, screening and infrastructure. This design allows for transport trucks to drive through the site without needing to turn around within the complex. The screen wall will be finished with decorative materials and accents that are consistent with the wall used with the Bill Luke auto dealership and throughout the Santan Motorplex development.

### **Elevations**

The proposed building elevations, architectural design and colors/ materials or coordinated with and similar in design to the existing Bill Luke dealership facility located directly to the south of

the subject site within the Santan Motorplex. There is a covered outdoor vehicle reception area located on the western side of the proposed building with the service assessment area located on the rear (north) portion of the building, all anchored by the office and waiting area that utilizes glass and CMU building elements. The colors chosen are muted desert tones and the materials include three (3) types of stone – smooth face, split face and ground face, ACM panels, EIFS, and painted steel and aluminum. Staff believes that the building provides suitable articulation and design elements that are both compatible with the approved Bill Luke auto dealership to the south and will also be primarily screened behind the proposed 7' high decorative CMU screen wall located along Motroplex Loop.

### **Landscape**

The landscape plan includes adequate on-site and off-site (existing) perimeter landscaping as well as some accent foundation landscaping. Parking islands are located at the front of the building. The landscape along Motorplex Loop exists and was provided by the master developer of the Santan Motorplex. Perimeter landscaping on the western property boundary (20' landscape setback area) and to portions of the north adjacent to the existing SRP substation will consist of Evergreen Elm trees and shrubs/ ground cover materials such as Baja Ruellia and Cimmarron Sage.

The total on-site landscape area (15.5%) is complaint with the minimum amount (15%) required. On-site landscaping materials include Fruitless Olive, Red Push Pistache, Evergreen Elm and Sissoo trees as well as a combination of shrubs and groundcovers. Site landscaping that has been designed to complement the overall Santan Motorplex development.

### **Grading and Drainage**

On-site retention is provided through a combination of surface and underground storage on the subject site. The proposed grading and drainage plan demonstrates that it will meet the requirements of the Town of Gilbert's Engineering Division.

### **Lighting**

The photometric plans proposed complies with the LDC requirements of a maximum of 0.3 foot-candles at the property line, not including street lighting, and includes both pole-mounted lighting and wall lighting at 14' maximum height. All site lighting will be required to comply with Town codes.

### **Signage**

Signage is not included in this approval. An amendment to the Master Sign Program for the Santan Motorplex for any additional monument signage will be required, prior to permitting.

## **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received two calls with questions/ comments from the public related to the subject request, at the time this report was written.



## **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR19-120 Bill Luke Santa Phase 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.29 acres, generally located within the Santan Motorplex at the northwest corner of Speedway Drive and Motorplex Loop, in the General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the December 4, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. If needed, amendments to the previously approved Master Sign Program will require Administrative Design Review approval prior to submitting for sign permits. Building score lines are not considered architectural elements and will allow for placement of future wall signage.
4. All building drainage shall be internalized; all roof-mounted mechanical equipment shall be fully screened and there shall be no exposed roof ladders on any exterior building elevations.

Respectfully submitted,

/S/

Nathan Williams, AICP

Senior Planner

### **Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing Map
- 3) Site Plan (2 pages)
- 4) Landscape Plan (4 pages)
- 5) Building Elevations (2 pages)
- 6) Floor Plans
- 7) Colors/ Materials Board
- 8) Lighting Plan and Details (3 pages)
- 9) Grading and Drainage and Utility Plan (6 pages)
- 10) Project Narrative

**FINDINGS OF FACT**  
**DR19-120, Bill Luke Santan Phase 2 – Santan Motorplex**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

# ***Notice of Public Hearing***

DR19-120 Bill Luke Santan Phase 2  
Attachment 2: Notice of Public Hearing Map  
December 4, 2019

**PLANNING COMMISSION DATE:**

**Wednesday, December 4, 2019\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

**\*Call Planning Division to verify date and time: (480) 503-6805**

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

## ***REQUESTED ACTION:***

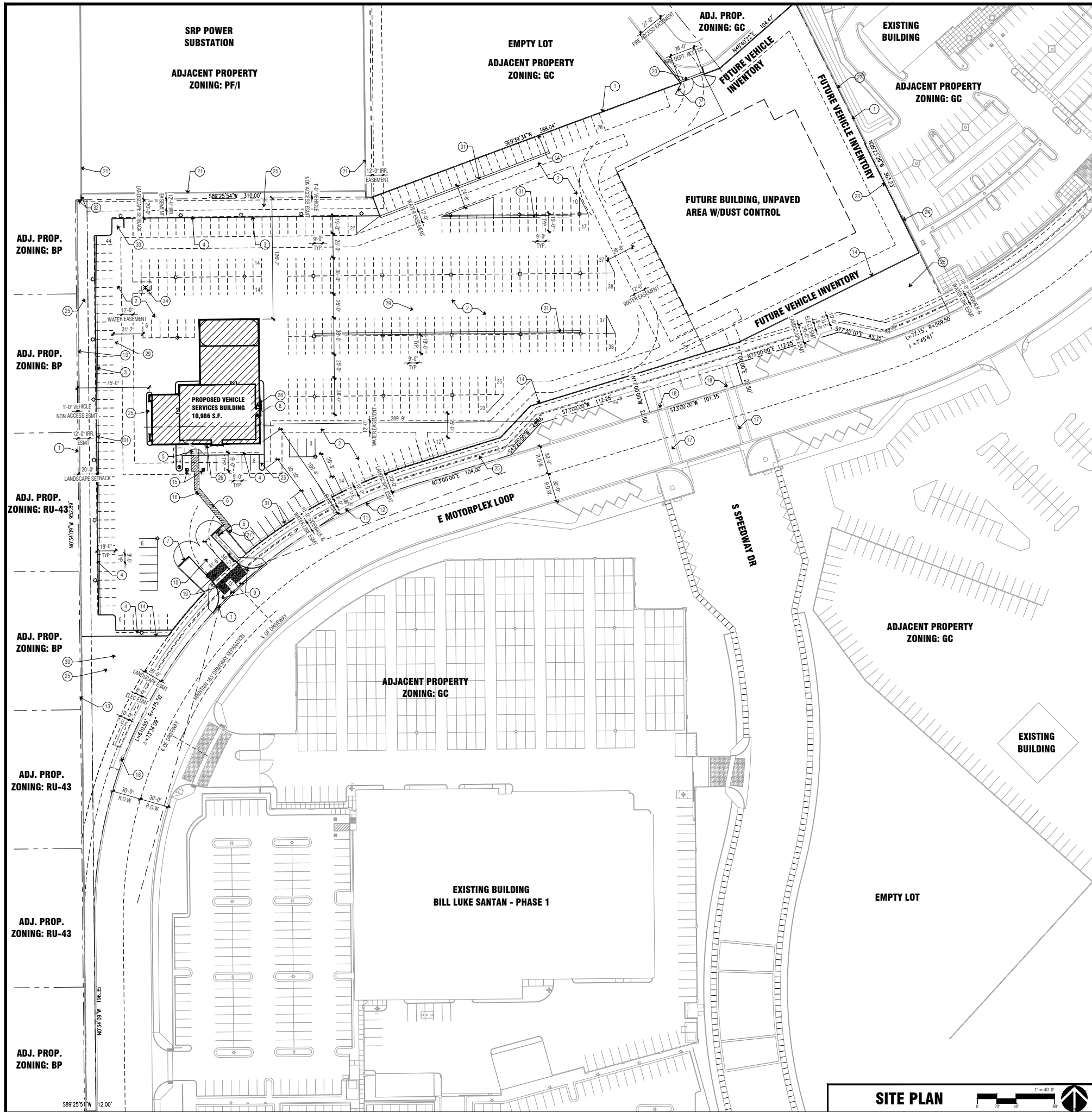
DR19-120 BILL LUKE SANTAN PHASE 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.29 acres, generally located within the Santan Motorplex at the NWC of Speedway Drive and Motorplex Loop, in the General Commercial (GC) zoning district with a Planned Area Development (PAD)

## ***SITE LOCATION:***



**APPLICANT: John Mahoney Architect  
CONTACT: John Mahoney  
ADDRESS: 850 W. Elliot Rd. #108  
Tempe, AZ 85284**

**TELEPHONE: (480) 345-8457  
E-MAIL: [john@mahoneyarch.com](mailto:john@mahoneyarch.com)**



### SITE NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:  
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.  
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE CABINET. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.  
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:  
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR:  
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:  
A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR:  
B. ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" AND LESS SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:  
A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.  
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.  
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.10.0 OF THE U.L.D.C. INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

### PROJECT INFORMATION

PROJECT NAME: BILL LUKE SANTAN - PHASE 2  
PROJECT ADDRESS: 1358 EAST MOTORPLEX LOOP  
ARCHITECT: JOHN MAHONEY ARCHITECT LLC  
850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P 480.345.5457 F 480.345.1759

ZONING: 10,986 S.F.  
GROSS BUILDING AREA: 361,326 S.F. (8.29 ACRES)  
GROSS SITE AREA: 313,451 S.F. (7.12 ACRES)  
NET SITE AREA: 10,986 S.F./313,451 S.F. = 3.5%

MAX. BUILDING HEIGHT: 45', 23'-6" PROPOSED  
BUILDING SETBACKS: FRONT - 25'  
SIDE (RESIDENTIAL) - 75'  
SIDE (NONRESIDENTIAL) - 20'  
BACK (NONRESIDENTIAL) - 20'

CODE REOD PARKING: SERVICE (3 SPACES/1 SERVICE BAY)  
OFFICE (1 SPACE/250 S.F. OFFICE) = 12 SPACES  
OFFICE (1 SPACE/250 S.F. OFFICE) = 19 SPACES  
CODE PARKING PROVIDED = 31 SPACES (2 ADA)  
INVENTORY PARKING = 398 SPACES  
BICYCLE PARKING = 4 SPACES

LANDSCAPING REOD (PER C.G. ZONE) 15% = 313,354 x .15 = 47,004 S.F.  
LANDSCAPING PROVIDED = 48,618 S.F. (15.52 %)

LEGAL DESCRIPTION: LOT 20 OF THE "RE-PLAT OF PARCEL 1A OF THE RE-PLAT OF PARCEL 1 SANTAN MOTORPLEX AND LOTS 2A & 2B OF THE RE-PLAT OF PARCEL 2, SANTAN MOTORPLEX & PARCEL 1B OF THE RE-PLAT OF PARCEL 1, SANTAN MOTORPLEX, PER BOOK 1250 OF MAPS, PAGE 48, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

ASSESSOR'S PARCEL NUMBER: 304-54-105

RELATED CASES:  
• PPA-2016-00074

### KEYNOTES

- PROPERTY LINE
- TYPICAL CONCRETE PAVING
- TYPICAL 6" H CONCRETE CURB
- 2'-6" MAX. PARKING OVERHANG
- ADA CONCRETE CURB RAMP
- ACCESSIBLE ROUTE OF TRAVEL. MIN WIDTH TO BE 4'-0" RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:50. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT.
- STEEL SECURITY GATE - PROVIDE KNOX BOX PER T.O.G. FIRE DEPT REGULATION 12-503.6. SEE DETAIL 12/A510
- SERVICE ENTRANCE SECTION WITH PROTECTIVE BOLLARDS ON CONCRETE HOUSEKEEPING PAD PER UTILITY COMPANY
- VISIBILITY SIGHT TRIANGLE PER TOG DETAIL #GIL-212
- NEW DRIVEWAY
- EXISTING PUBLIC SIDEWALK
- EXISTING STREET CURB AND GUTTER
- EXISTING 8' HIGH CMU SCREEN WALL W/ STUCCO FINISH
- 7'-0" HIGH CMU SCREEN WALL TO MATCH ADJACENT PROPERTY TO THE SOUTH - SEE DETAIL 6/A510
- ADA PARKING STALL & ACCESSIBLE AISLE
- ACCESSIBLE CROSSWALK
- EXISTING STREET CROSSWALK
- EXISTING CURB RAMP
- DECORATIVE STAMPED ASPHALT
- MOUNTABLE CURB - SEE CIVIL
- EXISTING 10' HIGH CMU SCREEN WALL
- EXISTING 6' HIGH CMU SCREEN WALL
- NEW 6' HIGH SCREEN WALL TO MATCH ADJACENT WALL. SEE DETAIL 8/A510
- EXISTING STEEL RAILING TO BE REMOVED PENDING ADJACENT PROPERTY OWNERS APPROVAL
- LANDSCAPING
- BICYCLE RACK. SEE DETAIL 9/A510
- MAN GATE. SEE DETAIL 3/A510
- FIRE RISER ROOM
- UNDERGROUND RETENTION - SEE CIVIL
- RETENTION BASIN - SEE CIVIL
- CONCRETE VALLEY GUTTER - SEE CIVIL
- NEW 6' HIGH SCREEN WALL INFILL TO MATCH ADJACENT WALL. SEE DETAIL 14/A510
- REFUSE YARD PER T.O.G. DETAIL GIL-180. MASONRY COLOR TO MATCH BUILDING. SEE DETAIL 13/A510 FOR 6' HIGH SCREEN WALL
- STEEL BOLLARD PROTECTION ALL (4) SIDES OF FIRE HYDRANT

### LEGEND

FR FIRE HYDRANT - SEE CIVIL  
14" HIGH LIGHT FIXTURE, LIGHT POLE AND CONCRETE BASE - SEE ELECTRICAL

DASHED LINE INDICATES VEHICLE INVENTORY NOT REQUIRED BY CODE

TYPICAL ORDINANCE REQUIRED PARKING SPACE

ACCESSIBLE ROUTE OF TRAVEL. RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48. MIN WIDTH SHALL BE 4'-0". SURFACE SHALL BE FIRM, STABLE AND SLIP RESISTANT

DENOTES FIRE TRUCK TURNING RADIUS (VEHICLE TRANSPORT TRUCK & REFUSE TRUCK)

### SITE PLAN

1" = 40'

### VICINITY MAP

N.T.S.

## DR19-120 Bill Luke Santan Phase 2

### Attachment 3: Site Plan (2 pages)

December 4, 2019

BILL LUKE SANTAN  
DETAILING BUILDING  
1358 E. MOTORPLEX LOOP  
GILBERT, ARIZONA

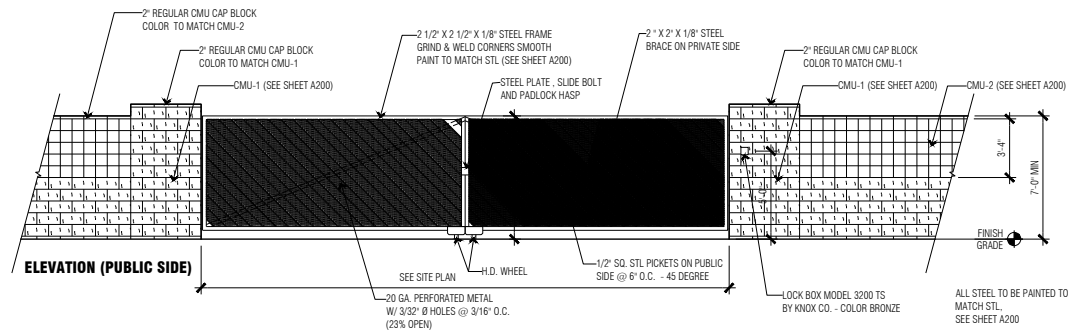
PROJECT NO.: 1904  
ISSUE DATE: 10/10/19

SITE PLAN

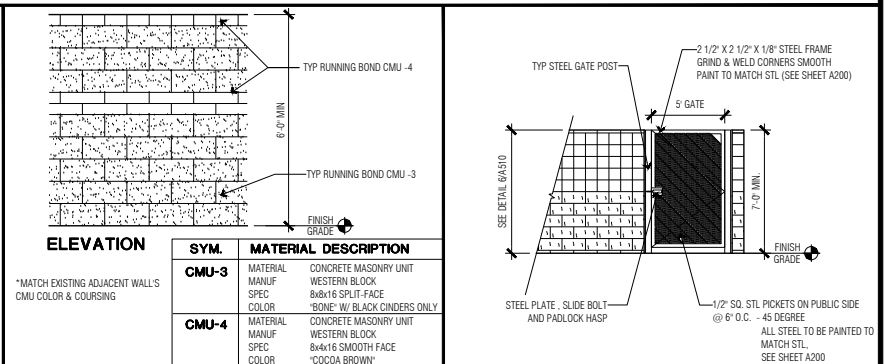
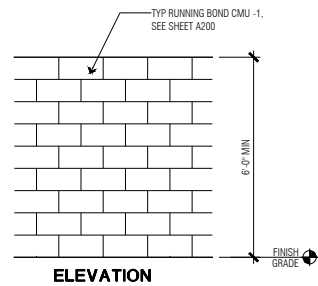
# A100



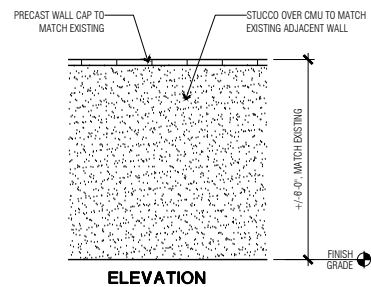
## 6 SCREEN WALL ELEVATION



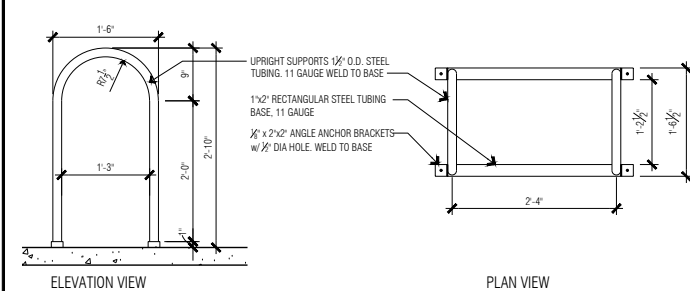
## 12 SWINGING GATE ELEVATION



### 13 TRASH ENCLOSURE WALL



## 8 SCREEN WALL ELEVATION



- NOTES:
1. DOUBLE RACK HOLDS 4 BICYCLES.
  2. FINISH TO BE WEATHER RESISTANT, COATED ON POWDER POLYMER BAKING.
  3. ANCHOR RACK TO CONCRETE W/ 4" DIA. X 24" WEDGE ANCHORS AND TAMPER RESISTANT OR WELDED NUTS, (4 REQ.) OR SET TUBING 12" BELOW GRADE IN 24" DEEP X 6" WIDE CONCRETE FOOTING
  4. CONCRETE BASE MAY BE COVERED WITH GRASS OR DECOMPOSED GRASS.
  5. PLACEMENT OF BICYCLE RACK SHALL BE CONVENIENT TO MAIN ENTRANCE AND IN A HIGHLY VISIBLE AREA
  6. 24" MIN. CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE A 6' MIN CLEAR AREA.

### 3 MAN GATE ELEVATION

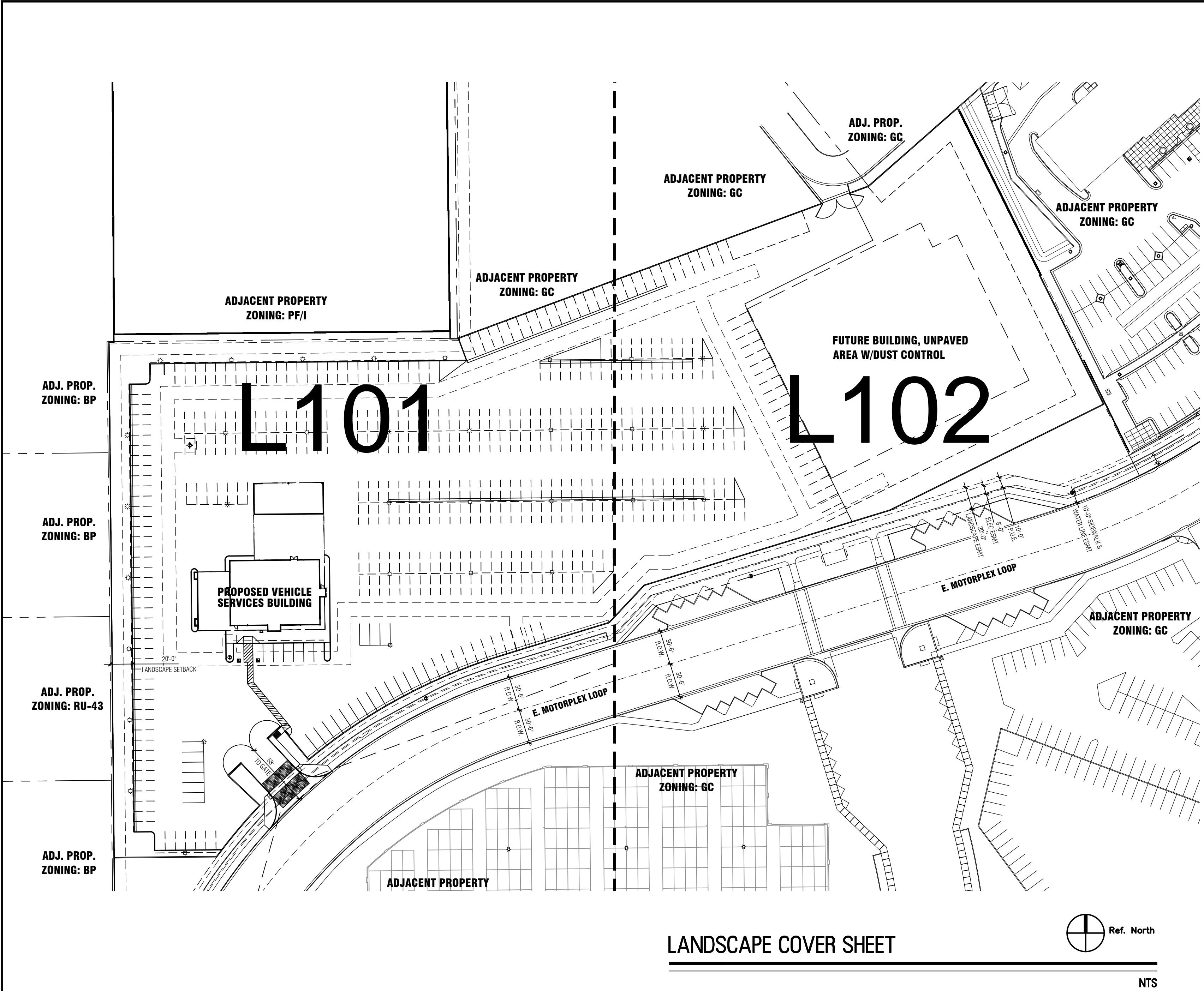
## 14 SCREEN WALL ELEVATION

## 9 BICYCLE PARKING RACK









LANDSCAPE COVER SHEET

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS TO BE APPROVED BY THE TOWN OF GILBERT INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

**MAINTENANCE NOTE**  
All landscape areas and materials shall be maintained in a healthy, neat, clean, and weed free condition. This shall be the responsibility of the PROPERTY OWNERS.

- TOWN OF GILBERT NOTES:**
- A Town of Gilbert permit is required for the installation of any landscape or irrigation system. Irrigation lines must be inspected before backfilling. A CD with PDF format "AS-BUILTS" of the landscape & irrigation plans are also required.
  - "Before the Town of Gilbert will accept and installed backflow device for approval the following must be accomplished: The device must be tested by a State Certified Backflow Tester and the test results forwarded to the Town of Gilbert Backflow Specialist. The Town will provide an up-to-date list of Certified Testers from which to be selected. Tester fees will be at the expense of the Installer."
  - Design of walls, entry monument sign, and ramadas as presented herein have been reviewed as conceptual only and will require a separate review and permit from the Building Department. In no case shall the depicted walls, entry monument signs, and ramadas be considered final. Approval by the Planning Department is required prior to the issuance of a Building Permit for said walls, entry monuments, and ramadas.
  - No plant material shall come within 3 feet of fire hydrants and Fire Department equipment.
  - No objects within the Town of Gilbert sight triangles shall exceed 2 feet, and trees shall have a 7 feet minimum clear canopy. All trees, shrubs, and groundcovers are to meet or exceed A.N.A. specifications.
  - Construction may begin after all permits have been obtained.

LANDSCAPE SITE DATA

TOTAL NET SITE AREA	313,354	SQ. FT.	7.19	AC.
SQUARE FOOTAGE OF ON-SITE LANDSCAPING	48,618	SQ. FT.	15.52	% OF SITE
SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING	0	SQ. FT.	0	% OF SITE
SQUARE FOOTAGE OF ON-SITE & ROW LANDSCAPING	48,618	SQ. FT.	15.52	% OF SITE

**NOTE:**  
ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL GIL-212 AT TIME OF INSTALLATION. ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT 7' WHEN INSTALLED AND NO VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN THE SIGHT LINE.

PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QTY
EXISTING TREE (TO BE REMOVED)	2 QTY
EXISTING PALM TO REMAIN	NA
EXISTING TREE (TO REMAIN)	NA
OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	48" BOX, 2 QTY LOW BREAKER MATCHED
PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX, 2 QTY LOW BREAKER MATCHED
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, 23 QTY LOW BREAKER MATCHED
DALBERGIA SISSOO SISSOO	24" BOX, 6 QTY LOW BREAKER MATCHED
SHRUBS	
EXISTING SHRUB (TO REMAIN)	NA
HESPERALOE 'BRAKELIGHT' BRAKELIGHT HYBRID RED YUCCA	5 GAL, 10 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 72 QTY
MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE GRASS	5 GAL, 22 QTY
RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 22 QTY
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 99 QTY
GROUNDCOVER	
ERICAMERA 'DESERT MOUNTAIN' TURPENTINE BUSH	1 GAL, 134 QTY
LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL, 33 QTY
ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	3' O.C. TRIANGULATED 1 GAL, 10 QTY
ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	3' O.C. TRIANGULATED 1 GAL, 228 QTY
DECOMPOSED GRANITE	4' O.C. TRIANGULATED 2" DEPTH TYP
SIZE AND COLOR TO MATCH EXISTING	

EXISTING CONDITIONS NOTE:

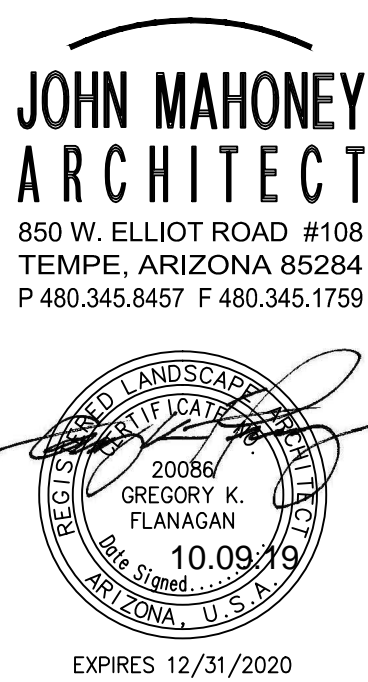
ALL EXISTING SHRUBS AND GROUND COVER WITHIN NEW SIGHT VISIBILITY TRIANGLES AT ENTRY DRIVES SHALL BE MAINTAINED AT 24" MAX HT. OR BE REPLACED WITH GROUND COVER THAT DOES NOT EXCEED 24" MAX HEIGHT. TREES SHALL MAINTAIN MIN. 7' CLEAR CANOPY.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT AND TOWN OF GILBERT.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER. ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ANY/ALL BROKEN HEADERS TO BE REPLACED.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

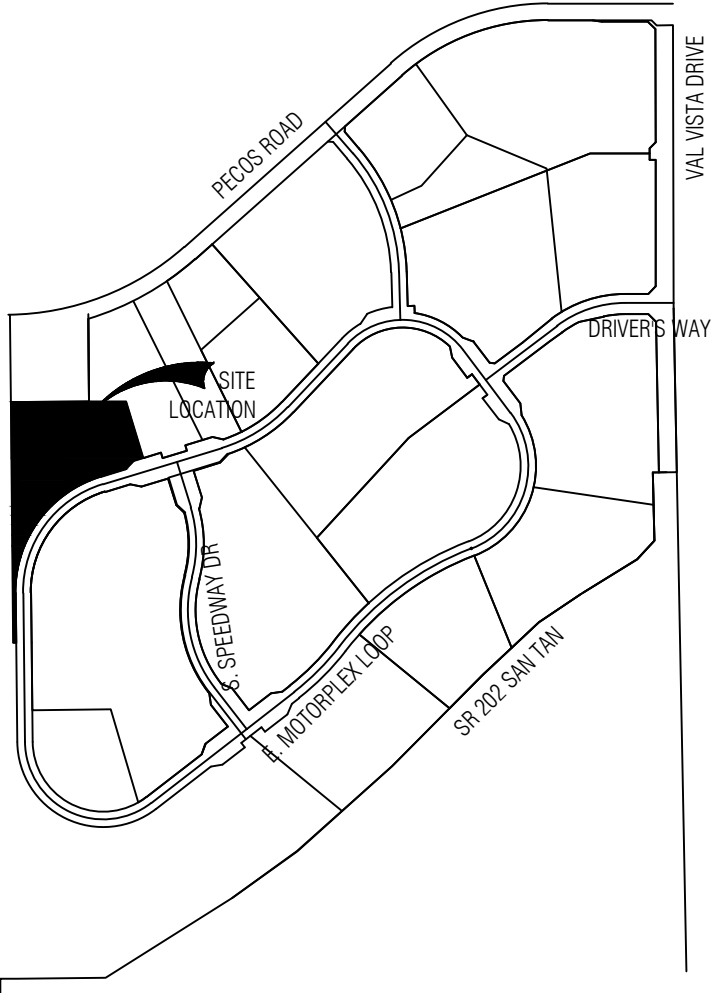


BILL LUKE SAN TAN  
DETAILING BUILDING  
1358 E. MOTORPLEX LOOP  
GILBERT, ARIZONA

PROJECT NO.: 1904  
ISSUE DATE: 8/7/19

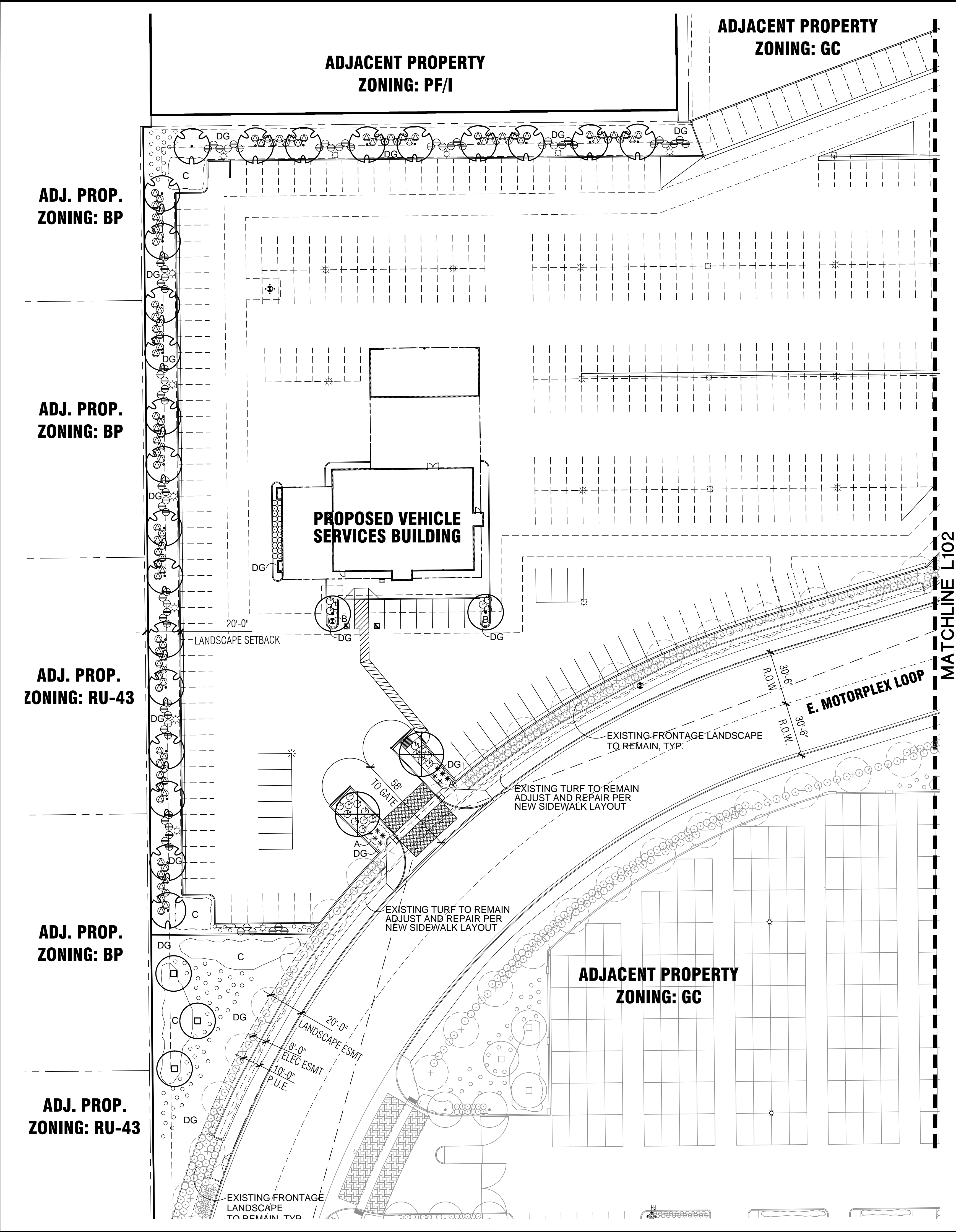
PLANTING PLAN

L100



VICINITY MAP

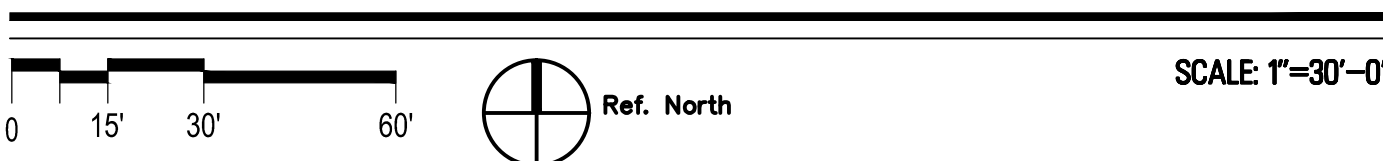




PROPOSED PLANT PALETTE

TREES		SIZE/ COMMENTS/ QTY
	EXISTING TREE (TO BE REMOVED)	2 QTY
	EXISTING PALM TO REMAIN	NA
	EXISTING TREE (TO REMAIN)	NA
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	48" BOX, 2 QTY LOW BREAKER MATCHED
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX, 2 QTY LOW BREAKER MATCHED
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, 23 QTY LOW BREAKER MATCHED
	DALBERGIA SISSOO SISSOO	24" BOX, 6 QTY LOW BREAKER MATCHED
SHRUBS		
	EXISTING SHRUB (TO REMAIN)	NA
	HESPERALOE 'BRAKELIGHT' BRAKELIGHT HYBRID RED YUCCA	5 GAL, 10 QTY
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 72 QTY
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE GRASS	5 GAL, 22 QTY
	RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 22 QTY
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 99 QTY
GROUNDCOVER		
	ERICAMERIA 'DESERT MOUNTAIN' TURPENTINE BUSH	1 GAL, 134 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL, 33 QTY 3' O.C. TRIANGULATED
	ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 10 QTY 3' O.C. TRIANGULATED
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 228 QTY 4' O.C. TRIANGULATED
	DECOMPOSED GRANITE	2" DEPTH TYP
	SIZE AND COLOR TO MATCH EXISTING	

PLANTING PLAN



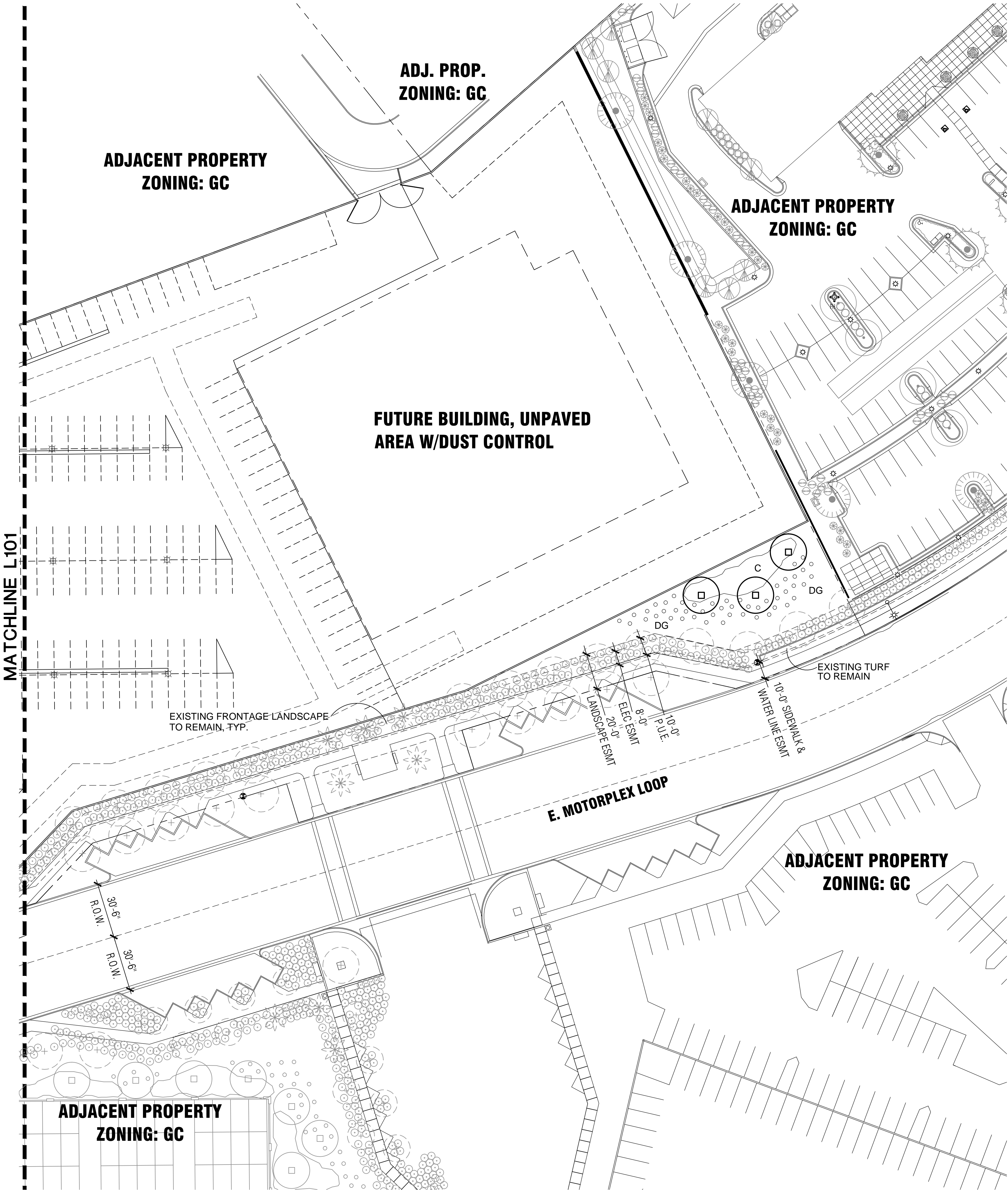
G.K. FLANAGAN ASSOCIATES  
4626 N. 44th Street  
PHOENIX, AZ 85018  
602 . 912 . 9881  
602 . 912 . 9893 fax

JOHN MAHONEY ARCHITECT  
850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P 480.345.8457 F 480.345.1759  
20086 GREGORY K. FLANAGAN  
10.09.19  
EXPIRES 12/31/2020








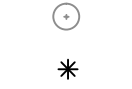
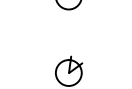
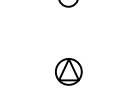
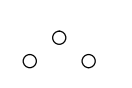








BILL LUKE SAN TAN  
DETAILING BUILDING  
1358 E. MOTORPLEX LOOP  
GILBERT, ARIZONA

PROJECT NO.:	1904
ISSUE DATE:	8/7/19
PLANTING PLAN	
L101	





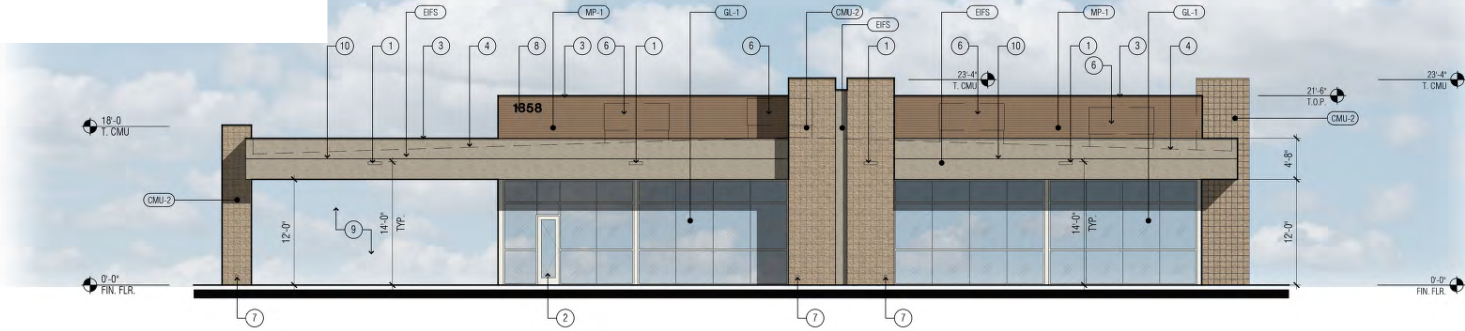
PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QTY
 EXISTING TREE (TO BE REMOVED)	2 QTY
 EXISTING PALM TO REMAIN	NA
 EXISTING TREE (TO REMAIN)	NA
 OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	48" BOX, 2 QTY LOW BREAKER MATCHED
 PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX, 2 QTY LOW BREAKER MATCHED
 ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, 23 QTY LOW BREAKER MATCHED
 DALBERGIA SISSOO SISSOO	24" BOX, 6 QTY LOW BREAKER MATCHED
SHRUBS	
 EXISTING SHRUB (TO REMAIN)	NA
 HESPERALOE 'BRAKELIGHT' BRAKELIGHT HYBRID RED YUCCA	5 GAL, 10 QTY
 LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 72 QTY
 MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE GRASS	5 GAL, 22 QTY
 RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 22 QTY
 RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 99 QTY
GROUNDCOVER	
 ERICAMERIA 'DESERT MOUNTAIN' TURPENTINE BUSH	1 GAL, 134 QTY
 LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL, 33 QTY 3' O.C. TRIANGULATED
 ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 10 QTY 3' O.C. TRIANGULATED
 ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 228 QTY 4' O.C. TRIANGULATED
 DECOMPOSED GRANITE	2' DEPTH TYP
 SIZE AND COLOR TO MATCH EXISTING	

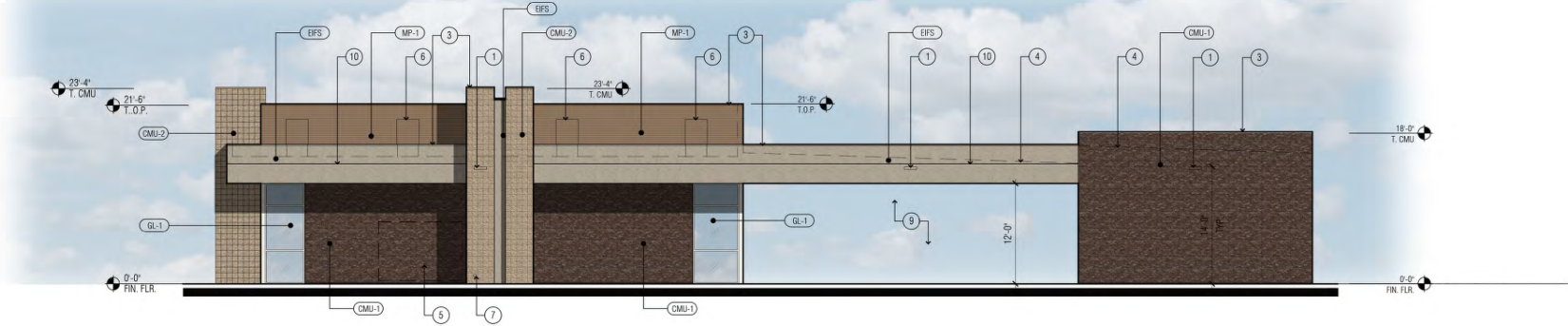
PLANTING PLAN



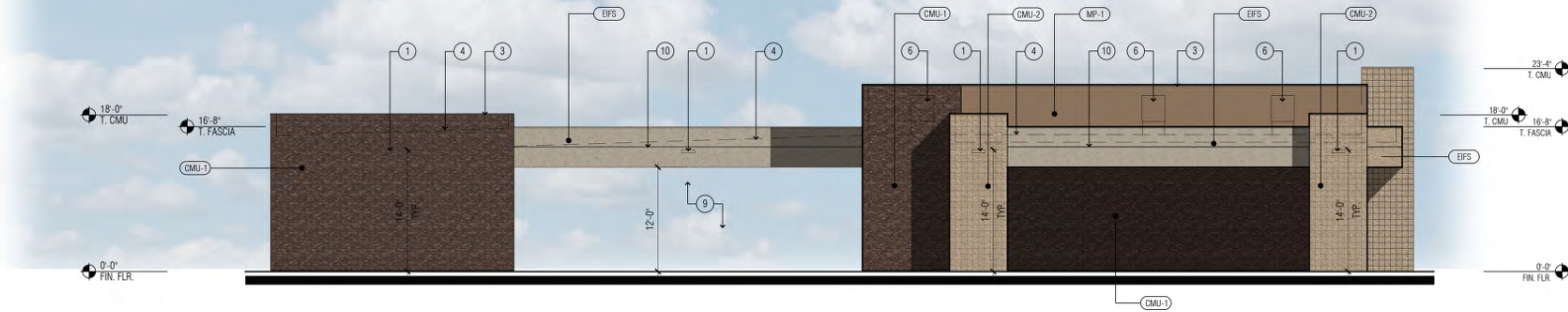




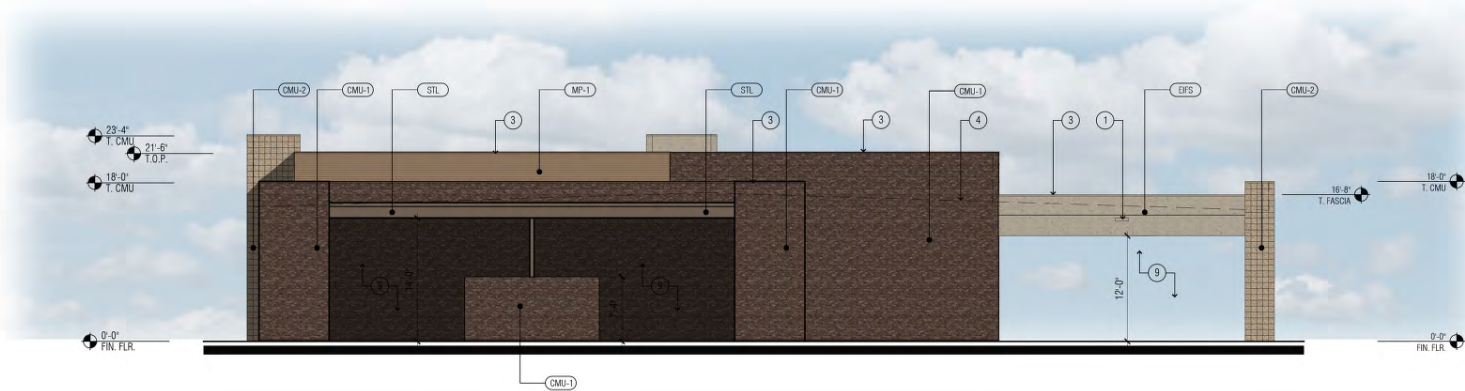
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



GENERAL NOTES

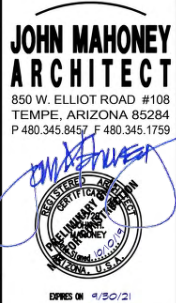
1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT.
2. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT SURFACE, UNO.
3. ALL ROOF MOUNTED MECHANICAL AND OTHER EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET OR SCREEN WALLS.
4. ALL BUILDING DRAINAGE IS INTERNALIZED. NO EXTERIOR DOWNSPOUTS WILL BE EMPLOYED.
5. NO EXPOSED LADDER(S) PROPOSED. ALL ROOF ACCESS WILL OCCUR FROM WITHIN THE BUILDING.
6. ALL EXTERIOR WALL MOUNTED LIGHT FIXTURES SHALL BE MOUNTED NO GREATER THAN 14' MAX. FROM FINISH GRADE.

KEYNOTES

- 1 WALL MOUNTED LIGHT FIXTURE
- 2 STOREFRONT DOOR
- 3 METAL COPING - PAINTED TO MATCH ADJACENT SURFACE
- 4 LINE OF ROOF BEYOND
- 5 ELECTRICAL SERVICE ENTRANCE SECTION
- 6 MECHANICAL EQUIPMENT BEHIND PARAPET
- 7 ROOF DRAIN TO UNDERGROUND STORM DRAIN & OVERFLOW DRAIN TO NOZZLE
- 8 ADDRESS NUMERALS BY GC  
PREMISE IDENTIFICATION SHALL COMPLY WITH TOWN OF GILBERT FIRE PREVENTION DIVISION REGULATION NO. 12-5-5.1
- 9 OPEN
- 10 TYPICAL EIFS REVEAL

FINISH LEGEND

SYM.	MATERIAL DESCRIPTION
CMU-1	MATERIAL: SPLIT FACE CONCRETE MASONRY UNIT MANUF: SUPERLITE PRODUCT: RUNNING BOND COLOR: HOPI SANDSTONE SEALER: OKON W-2
CMU-2	MATERIAL: REGULAR FACE CONCRETE MASONRY UNIT MANUF: SUPERLITE PRODUCT: VERTICAL SCORE COLOR: BONE SEALER: OKON W-2
GL-1	MATERIAL: CLEAR GLASS IN ALUM WINDOW FRAME MANUF: ARCADIA PRODUCT: STOREFRONT FRAMING COLOR: AB-1 LIGHT CHAMPAGNE ANODIZED ALUM.
MP-1	MATERIAL: CONCEALED FASTENER METAL PANEL MANUF: AEP SPAN PRODUCT: TW-12 RIBBED METAL PANEL COLOR: SIERRA TAN
EIFS	MATERIAL: EXTERIOR INSULATION AND FINISH SYSTEM MANUF: SYNERGY DRYVIT, STD OR EQUAL TEXTURE: MEDIUM SAND COLOR: STO 10611 MOONLIT SAND NOTE: ALL EIFS ON METAL STUD FRAMING REQUIRES SPECIAL INSPECTION
STL	MATERIAL: STEEL FRAMING MANUF: GC PRODUCT: PAINTED STEEL COLOR: SW 7515



EXPIRES ON 9/30/21

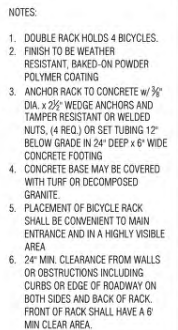
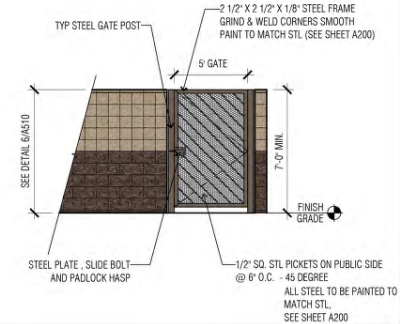
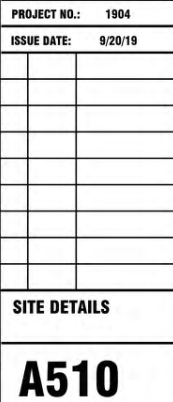
BILL LUKE SAN TAN  
DETAILING BUILDING  
1358 E. MOTORPLEX LOOP  
GILBERT, ARIZONA

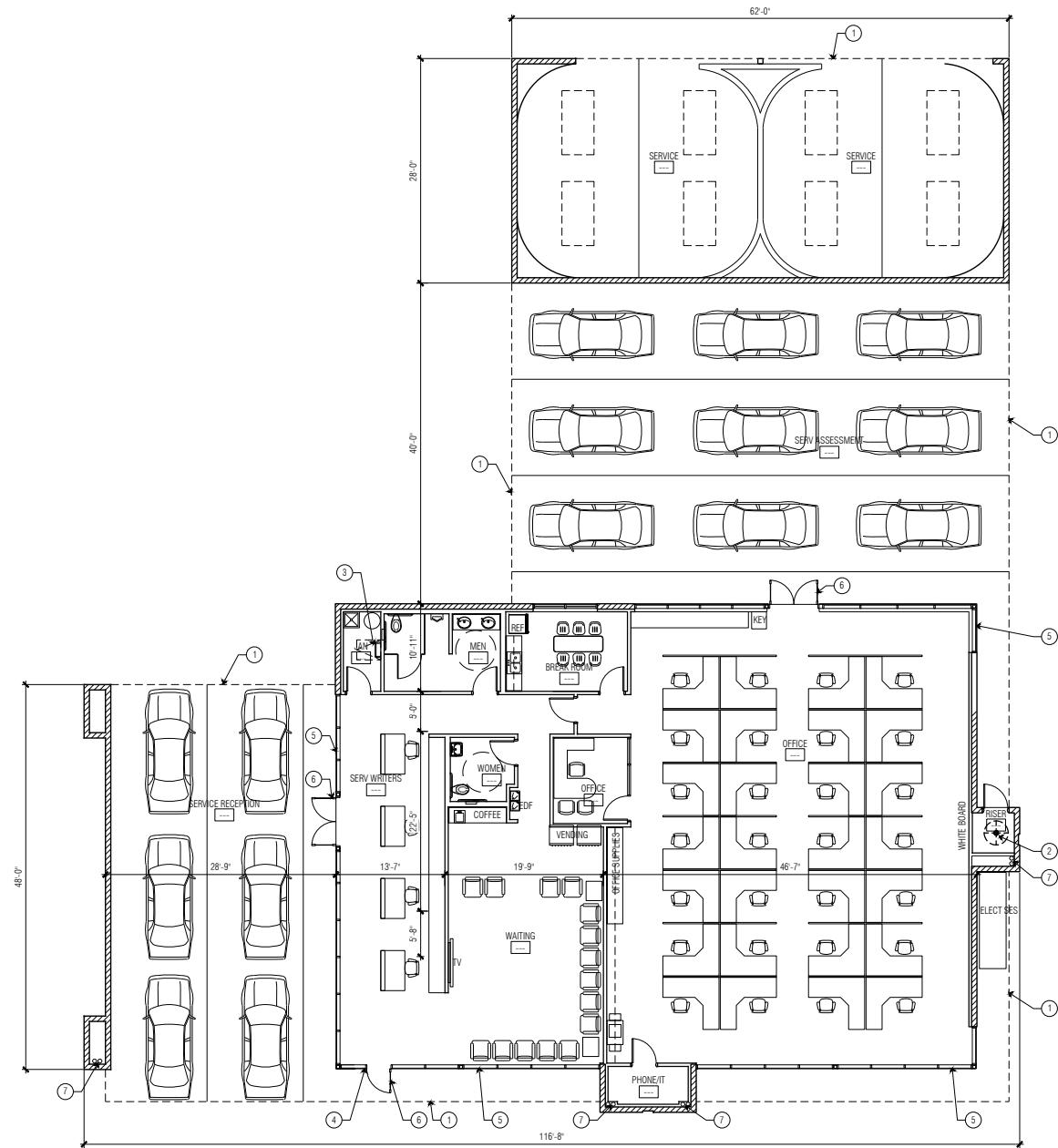
PROJECT NO.: 1904  
ISSUE DATE: 9/20/19

EXTERIOR  
ELEVATIONS

A200

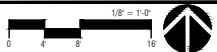






ENCLOSED FLOOR AREA = 4,684 S.F.  
TOTAL AREA UNDER ROOF = 10,986 S.F.

FLOOR PLAN



GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CMU OR FACE OF SHEATHING UNLESS NOTED OTHERWISE.

KEYNOTES

- ① FACE OF SOFFIT ABOVE
- ② FIRE SPRINKLER RISER PER GOVERNING AGENCY REQ'S
- ③ ROOF ACCESS LADDER & HATCH
- ④ KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
- ⑤ CURTAIN WALL WINDOW SYSTEM
- ⑥ STOREFRONT DOOR
- ⑦ ROOF DRAIN TO UNDERGROUND STORM DRAIN & OVERFLOW DRAIN TO NOZZLE

SYMBOLS

CMU WALL  
METAL STUD WALL



BILL LUKE SANTAN  
DETAILING BUILDING  
1358 E. MOTORPLEX LOOP  
GILBERT, ARIZONA

PROJECT NO.: 1904  
ISSUE DATE: 10/10/19

FLOOR PLAN

A110



METAL PANEL: "SIERRA TAN", TW-12 RIBBED PANEL  
MANUF: AEP SPAN



STOREFRONT: "LIGHT CHAMPAGNE", A8-1  
MANUF: ARCADIA



PAINT: "HOMESTEAD BROWN" SW 7515  
MANUF: SHERWIN WILLIAMS



CMU-1: "HOT SANDSTONE", SPLITFACE  
MANUF: SUPERLITE



CMU-2: "PRECISION BONE", VERTICAL SCORE  
MANUF: SUPERLITE



EIFS: "10611 MOONLIT SAND", MEDIUM SAND FINISH  
MANUF: STO



SOLARBAN® 90 (2) Clear + Clear Glass Insulating Glass Unit 5-47 4/18

VLT	Exterior Reflect- ance	Interior Reflect- ance	U-Value Imperial (W/m²)		SHGC	LWG
			Air	Argon		
51%	12%	19%	0.29	0.24	0.23	2.22

GLASS: "CLEAR"  
MANUF: OLDCASTLE

**JOHN MAHONEY**  
**A R C H I T E C T**  
850 w. elliot rd., suite 108 tempe, arizona 85284  
tel. . 480 . 345 . 8457 fax 480 . 345 . 1759

**BILL LUKE - SANTAN**  
**PHASE II**  
GILBERT, ARIZONA

**DR19-120 Bill Luke Santan Phase 2**  
**Attachment 8: Lighting Plan and Details (3 pages)**  
**December 4, 2019**

**JOHN MAHONEY**  
**ARCHITECT**

50 W. ELLIOT ROAD #108  
EMPE, ARIZONA 85284  
480.345.8457 F 480.345.1759

D.R.  
SUBMITTAL  
NOT FOR  
INSTRUCTION

**WELCH & SANDON CONSULTING**  
ELECTRICAL CONSULTING ENGINEERS  
PROJECT CONTACT: BRIAN R. SANDON  
**WSD PROJECT# 19-0127**

**WSD**

4864 E. BASELINE ROAD, SUITE #103  
MESA, AZ 85206  
PHONE 480.641.6383  
WWW.WELCH-SANDON.COM

ELCH & SANDON DESIGN LLC,  
SHALL NOT BE HELD RESPONSIBLE  
FOR CHANGE ORDERS THAT MAY  
OCCUR SHOULD FINAL BIDS AND/OR  
CONSTRUCTION BASED ON THESE  
DOCUMENT BE STATED PRIOR TO  
PERMIT BEING ISSUED BY AHJ.

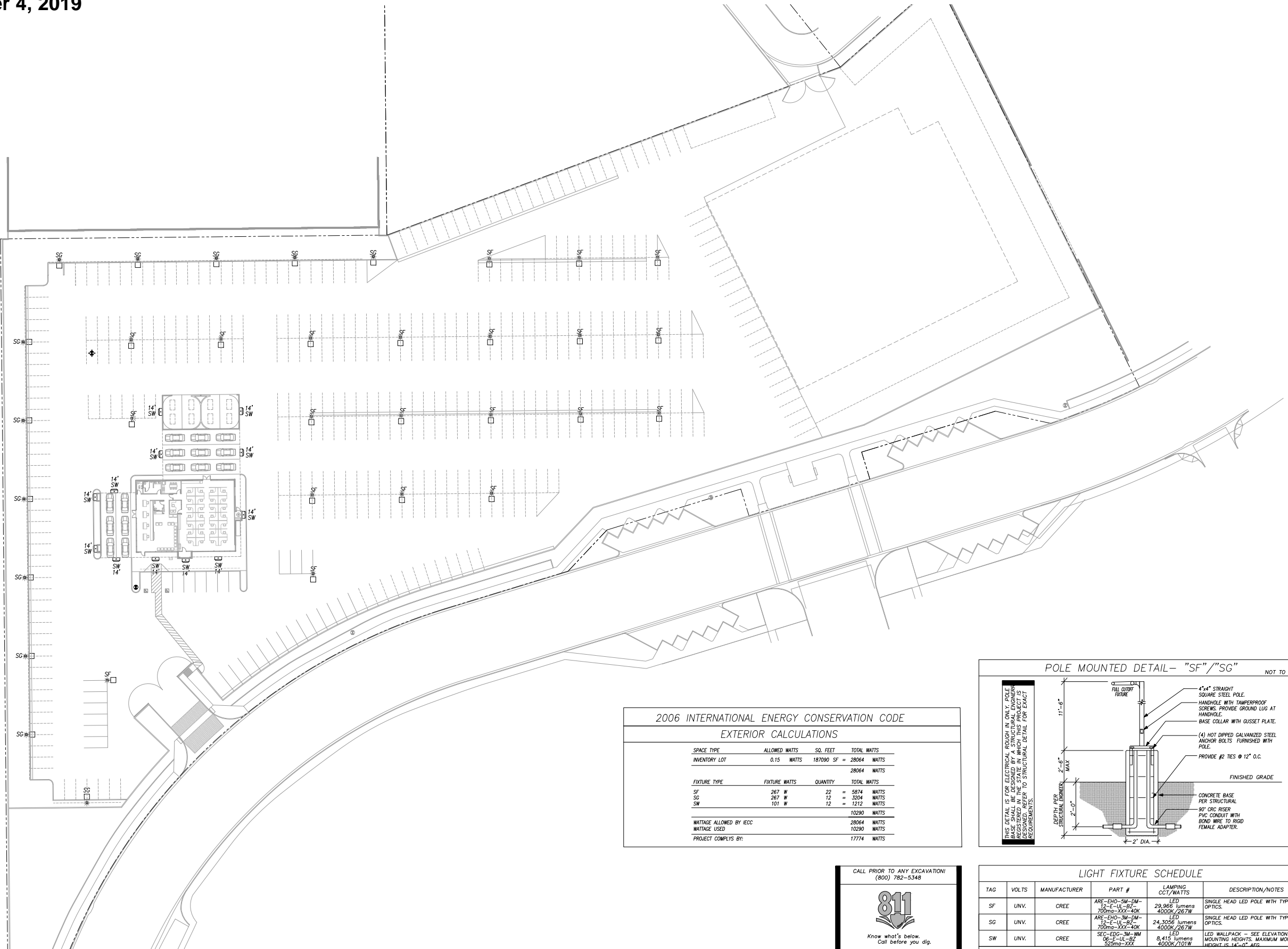
**BILL LUKE SAN JUAN - PHASE 2**  
SAN TAN MOTORPLEX  
GILBERT, ARIZONA

PROJECT NO.: 1904

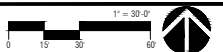
ISSUE DATE: 7/25/19

## WHITE LIGHTING PLAN

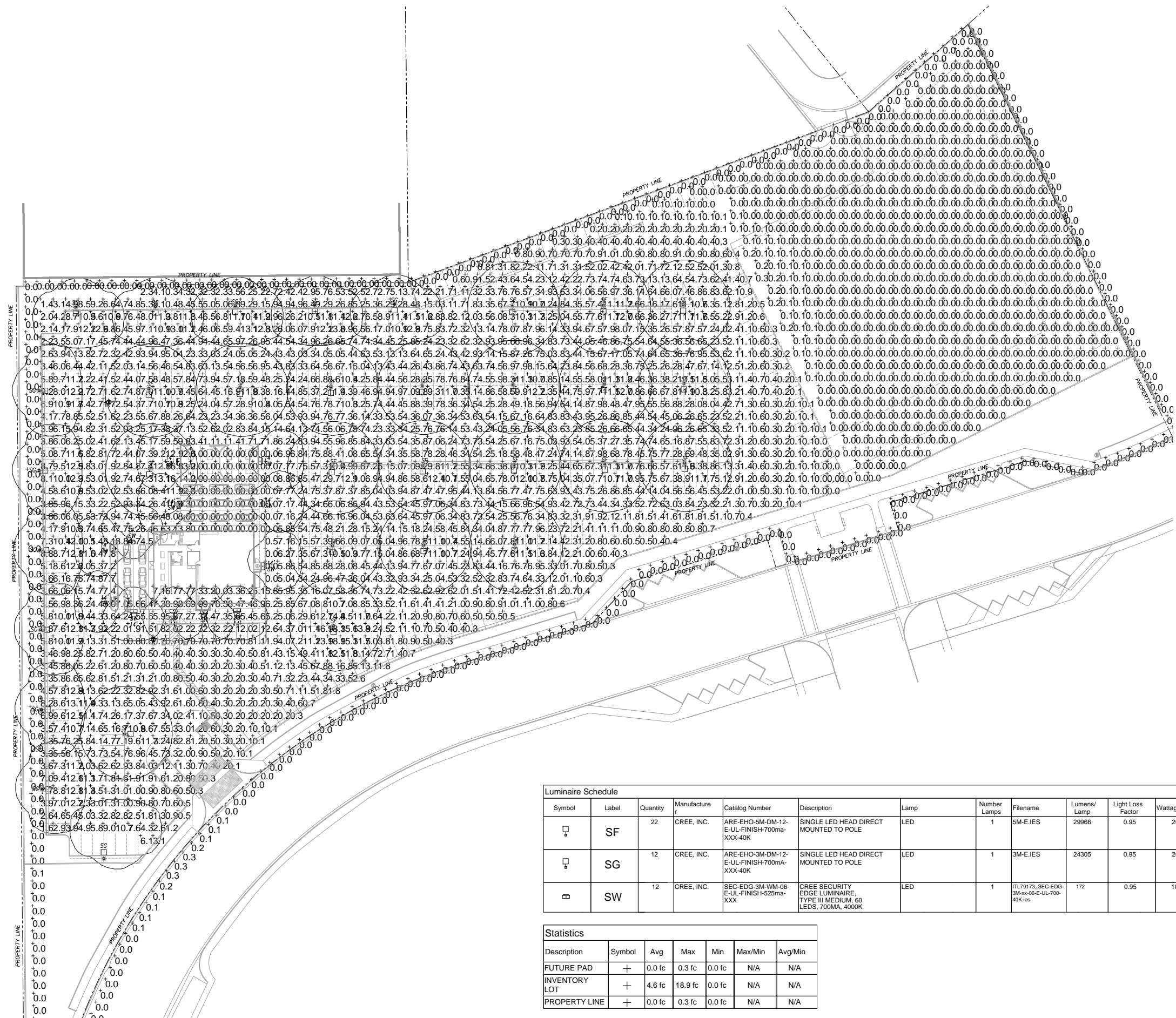
## DR10






## SITE LIGHTING PLAN



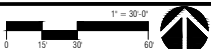




Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens/ Lamp	Light Loss Factor	Wattage
	SF	22	CREE, INC.	ARE-EHO-5M-DM-12-E-UL-FINISH-700ma-XXX-40K	SINGLE LED HEAD DIRECT MOUNTED TO POLE	LED	1	5M-E.IES	29966	0.95	267
	SG	12	CREE, INC.	ARE-EHO-3M-DM-12-E-UL-FINISH-700ma-XXX-40K	SINGLE LED HEAD DIRECT MOUNTED TO POLE	LED	1	3M-E.IES	24305	0.95	267
	SW	12	CREE, INC.	SEC-EDG-3M-WM-06-E-UL-FINISH-S25ma-XXX	CREE SECURITY EDGE LUMINAIRE, TYPE III MEDIUM, 60 LEDS, 700MA, 4000K	LED	1	1TL79173_SEC-EDG-3M-xx-06-E-UL-700-40K.ies	172	0.95	101

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FUTURE PAD	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
INVENTORY LOT	+	4.6 fc	18.9 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

## PHOTOMETRICS SITE LIGHTING PLAN



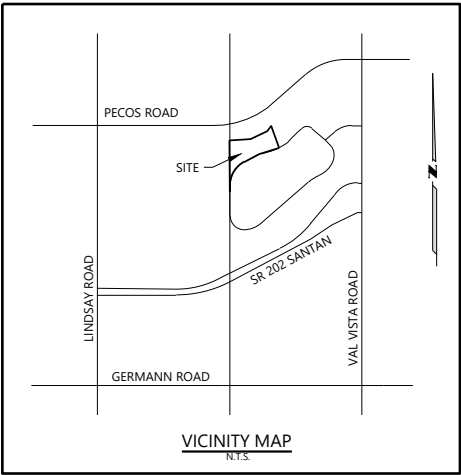




PRELIMINARY CIVIL IMPROVEMENT PLANS

**LUKE GILBERT SERVICE CENTER**

BEING A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
OF THE GILA & SALT RIVER BASE  
MARICOPA COUNTY, ARIZONA



ENGINEERS NOTES

- CONTRACTOR SHALL NOTIFY WESTWOOD PROFESSIONAL SERVICES OF ANY DISCREPANCIES BETWEEN THE CIVIL PLANS AND SITE CONDITIONS, A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE AFFECTED AREA. FAILURE TO DO SO SHALL RESULT IN ANY DISCREPANCIES BEING THE RESPONSIBILITY OF THE CONTRACTOR.
- DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF EARTH SPILLAGE, RUNOFF AND CONSTRUCTION WATER AND SHALL PROTECT ADJACENT PROPERTY AND EXISTING STRUCTURES FROM SUCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS AND UTILITIES IN THE WORK AREA AND ON ADJACENT PROPERTIES WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR TESTING ANY PORTION THE WORK.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
- EXISTING UNDER GROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SEE THE APPROVED ARCHITECTURAL SITE PLAN FOR ALL SITE DIMENSIONS.

UTILITY COMPANY APPROVALS

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

SALT RIVER POWER DISTRICT	BECKY THOMAS	-
	COMPANY REP. CONTACTED	DATE
SRVWUA	ROBERT MAURER	-
	COMPANY REP. CONTACTED	DATE
ARIZONA PUBLIC SERVICE	LAUREN HICKS	-
	COMPANY REP. CONTACTED	DATE
CENTURY LINK	CONFLICT REVIEWER LIAISON	-
	COMPANY REP. CONTACTED	DATE
EL PASO NATURAL GAS CO.	STEVE WEATHERHEAD	-
	COMPANY REP. CONTACTED	DATE
SOUTHWEST GAS CO.	ISABEL FIGUEROA	-
	COMPANY REP. CONTACTED	DATE
COX COMMUNICATIONS	T.M.C. DV 2-01	-
	COMPANY REP. CONTACTED	DATE

LEGAL DESCRIPTION

LOT 2H OF A RE-PLAT OF LOT 2C OF "A REPLAT OF PARCEL 1A OF THE 'REPLAT OF PARCEL 1 SANTAN MOTORPLEX' AND LOTS 2A &2B OF THE 'REPLAT OF PARCEL 2, SANTAN MOTORPLEX & PARCEL 1B OF THE REPLATE OF PARCEL 1, SANTAN MOTORPLEX & PARCEL 1B OF THE REPLAT OF PARCEL 1, SANTAN MOTORPLEX" AS RECORDED IN BOOK 1347, PAGE 9, M.C.R.

LEGEND

---	---	PROPERTY LINE
---	---	RIGHT OF WAY LINE
---	---	SECTION LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	HIGH WATER LINE
---	---	CONTOUR LINE
---	---	UNDERGROUND UTILITY

█	SURVEY MONUMENT IN HANDHOLE	W	UNDERGROUND WATER
⊙	SURVEY MONUMENT FLUSH	W.B.O.	WATER BLOW-OFF
○	FOUND SURVEY MONUMENT	W.M.	WATER METER
⌵	SIGN	⊕	WATER MANHOLE
E	UNDERGROUND ELECTRIC	W.S.	WATER SERVICE
E.CAB.	ELECTRIC CABINET	W.V.	WATER VALVE
E.J.B.	ELECTRIC J-BOX	W.VT.	WATER VAULT
E.T.	ELECTRIC TRANSFORMER	D.D.C.V.	DOUBLE DETECTOR
E.VLT.	ELECTRIC VAULT	F.H.	CHECK VALVE
P.P.	POWER POLE	⊕	FIRE HYDRANT
⌵	STREET LIGHT	F.D.C.	FIRE RISER
S.L.J.B.	POWER POLE W/LIGHT	A.R.V.	AIR RELEASE VALVE
⌵	LIGHT POLE	R.P.V.	REDUCE PRESSURE VALVE
IRR	UNDERGROUND IRRIGATION LINE	SIZE TYPE	TREE
I.C.B.	IRRIGATION CONTROL BOX	T.O.G.	TOWN OF GILBERT BOOK
I.V.	IRRIGATION VALVE	BK.	
I.V.B.	IRRIGATION VALVE BOX	PG.	PAGE
S	UNDERGROUND SEWER	FND.	FOUND
S.C.O.	SEWER CLEAN-OUT	R.O.W.	RIGHT OF WAY
⊙	SEWER MANHOLE	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
⊙	DRAIN MANHOLE	A.P.N.	ASSESSOR PARCEL NUMBER
⊕	DRYWELL	P.U.E.	PUBLIC UTILITY EASEMENT
⊕	DRYWELL INTERCEPTOR	W.E.	WATER EASEMENT
R.D.	ROOF DRAIN	B/C	BACK CURB
T	UNDERGROUND TELEPHONE	TC	TOP CURB ELEVATION
OHT	OVERHEAD TELEPHONE	G	GUTTER ELEVATION
T.CAB.	TELEPHONE CABINET	P	PAVEMENT ELEVATION
T.R.	TELEPHONE RISER	C	CONCRETE ELEVATION
		NG	NATURAL GROUND
		INV	INVERT
		TB	TOP BANK
		BB	BOTTOM BANK
		TW	TOP WALL

SHEET INDEX

C1	COVER SHEET
C2	GRADING PLAN
C3	GRADING PLAN
C4	GRADING PLAN
C5	SECTIONS
C6	UTILITY PLAN

DRAINAGE STATEMENT

PROJECT NARRATIVE:  
THE SUBJECT SITE IS A PROPOSED AUTOMOTIVE DEVELOPMENT PARCEL. THE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF THE DEALERSHIP SERVICE BUILDING ALONG WITH ASSOCIATED PAVED PARKING LOT AND LANDSCAPE AREAS, UTILITIES AND PERMANENT DRAINAGE INFRASTRUCTURE TO CONVEY THE REQUIRED OFF-SITE AND ON-SITE STORMWATER RETENTION VOLUME TO PERMANENT ON-SITE UNDERGROUND RETENTION SYSTEM. SAID SITE IS LOCATED IN A MASTER PLANNED COMMERCIAL SUBDIVISION THAT WAS DESIGNED TO BE DEVELOPED AS AUTOMOTIVE SALES AND SERVICE DEALERSHIPS.

PROJECT LOCATION:  
THE SUBJECT SITE LIES ON THE NORTH LINE OF THE NE ¼ OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY GILBERT, ARIZONA. THE SITE IS IDENTIFIED AS LOT 2H OF A RE-PLAT OF LOT 2C OF "A REPLAT OF PARCEL 1A OF THE 'REPLAT OF PARCEL 1, SANTAN MOTORPLEX' AND LOTS 2A &2B OF THE 'REPLAT OF PARCEL 2, SANTAN MOTORPLEX & PARCEL 1B OF THE REPLATE OF PARCEL 1, SANTAN MOTORPLEX & PARCEL 1B OF THE REPLAT OF PARCEL 1, SANTAN MOTORPLEX" AS RECORDED IN BOOK 1347, PAGE 9, M.C.R.

EXISTING DRAINAGE DATA:  
THE SUBJECT SITE ENCOMPASSES APPROXIMATELY 7 ACRES (NET) AND IS CURRENTLY UNDEVELOPED WITH THE EXCEPTION OF A SERIES OF A TEMPORARY LANDSCAPE RETENTION BASINS CONSTRUCTED THROUGHOUT THE PROJECT SITE. THE SAID TEMPORARY BASINS WERE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT MASTER DRAINAGE PLANS FOR THE MOTORPLEX. THE SAID TEMPORARY BASINS RETAINS OFF-SITE STORMWATER FOR THE ADJACENT MOTORPLEX LOOP AND SPEEDWAY DRIVE RIGHT-OF-WAYS AND ON-SITE STORMWATER FROM THE UNDEVELOPED SUBJECT SITE PARCEL. THE PARCEL GENERAL SLOPES FROM EAST TO WEST. OFF-SITE STORMWATER IS CONVEYED INTO THE SAID TEMPORARY RETENTION BASINS VIA EXISTING VIA CATCH BASINS AND STORM DRAIN PIPES. ON-SITE STORMWATER IS CONVEYED INTO THE BASIN VIA OVERLAND FLOW.

PROPOSED DRAINAGE DATA:  
ALL PROPOSED DRAINAGE IMPROVEMENTS WILL BE IN ACCORDANCE WITH MASTER DRAINAGE REPORT FOR THE SANTAN MOTORPLEX PREPARED BY EPS GROUP, INC. DATED 10-13-04 AND WILL BE IN COMPLIANCE WITH THE TOWN OF GILBERT DRAINAGE ORDINANCES REQUIRED ON-SITE AND OFF-SITE STORMWATER RETENTION STORAGE VOLUMES WILL BE PROVIDED IN 10-FOOT DIAMETER CMP STORAGE TANKS. RETAINED STORMWATER IN THE WILL BE DISSIPATED BY DRYWELLS FOR THE UNDERGROUND CMP TANKS. SURFACE STORMWATER WILL BE CONVEYED TO THE PROPOSED RETENTION FACILITIES VIA OVERLAND SHEET FLOW TO CATCH BASINS, STORM DRAIN PIPE, CURB AND GUTTER AND VALLEY GUTTERS.

OFF-SITE STORM WATER RETENTION VOLUMES WILL BE IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT OF "SANTAN MOTORPLEX" PREPARED BY EPA GROUP. ON-SITE STORM WATER RETENTION VOLUMES ARE COMPUTED BASED ON WEIGHTED "C" COEFFICIENTS.

RUNOFF FROM THE SUBJECT SITE WILL OUTFALL INTO MOTORPLEX LOOP AT 70.35 AT THE SOUTHWEST CORNER OF THE SITE. THE PROPOSED LOWEST FINISH FLOOR ELEVATION IS 74.00-FOOT WHICH PROVIDES A 3.65-FOOT ELEVATION DIFFERENTIAL BETWEEN THE OUTFALL AND THE FINIHS FLOOR ELEVATION.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE TOWN OF GILBERT "GENERAL COMMERCIAL" (GC) AND IS ZONED COMMERCIAL AS SHOWN ON THE TOWN OF GILBERT ZONING MAP REVISED IN FEBRUARY 7, 2017.

UTILITY NOTE

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE TOWN OF GILBERT, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2742M DATED NOVEMBER 4, 2015.

SITE ADDRESS

MOTORPLEX LOOP  
GILBERT, ARIZONA

SITE AREA

PARCEL NO 1:		
(GROSS)	=	361,326 SQ. FT. OR 8.2949 ACRES MORE OR LESS
(NET)	=	313,451 SQ. FT. OR 7.1958 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 304-54-105

BENCHMARK

BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF WILLIAMS FIELD ROAD AND VAL VISTA DRIVE, BEING THE N.E. CORNER OF SECTION 32, T. 1S., R. 6E., G.&S.R.B.&M.

ELEVATION = 1271.73 (NAVD 88)

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, T. 2S., R. 6E., G.&S.R.B.&M. WHICH BEARING N89°25'34"E, AS SHOWN ON THE FINAL PLAT OF "SANTAN MOTORPLEX" RECORDED IN BOOK 172, PAGE 20, MARICOPA COUNTY RECORDS.

DRAINAGE CALCULATION

VOLUME REQUIRED - 100 YEAR 2 HOUR STORM EVENT

$V_R = C \times P/12 \times A$

ON-SITE

WHERE:

$V_R$	=	VOLUME REQUIRED (CU.FT.)
P	=	3.0 (100YR, 2HR FROM NOAA ATLAS 14)
C	=	0.95 RUNOFF COEFFICIENT
A	=	313,451 AREA IN SQUARE FEET (NET)

VOLUME REQUIRED:

$V_R$	=	$3.0/12 \times 313,451 \text{ SQ.FT.} \times 0.95$
$V_R$	=	74,444 C.F.

OFF-SITE

WHERE:

$V_R$	=	VOLUME REQUIRED (CU.FT.)
P	=	3.0 (100YR, 2HR FROM NOAA ATLAS 14)
C	=	0.95 RUNOFF COEFFICIENT
A	=	47,875 AREA IN SQUARE FEET (NET)

VOLUME REQUIRED:

$V_R$	=	$3.0/12 \times 45,302 \text{ SQ.FT.} \times 0.95$
$V_R$	=	10,759.2 C.F.

TOTAL VOLUME REQUIRED

ON-SITE	=	74,444 C.F.
OFF-SITE	=	10,759 C.F.

TOTAL = 85,203C.F.

RETENTION VOLUME TABLE

VOLUME REQUIRED	VOLUME PROVIDED	AS-BUILT VOLUME
85,203 CU. FT.	86,328 CU.FT.	

OWNER

LUKE GILBERT LLC  
2425 WEST CAMELBACK ROAD  
PHOENIX, AZ 85015

ENGINEER

WESTWOOD PROFESSIONAL SERVICES  
6909 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, AZ 85254  
TELE: 480-747-6558  
CONTACT: MICHAEL CAYLOR, P.E.  
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM

ARCHITECT

JOHN MAHONEY ARCHITECT LLC  
850 W. ELLIOT ROAD #108  
TEMPE, AZ 85284  
CONTACT: TRAVIS MUILENBURG  
EMAIL: TRAVIS@MAHONEYARCH.COM

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR DATE

REGISTRATION NUMBER

APPROVALS

APPROVED: TOWN OF GILBERT ENGINEER DATE

DESIGNED:	M.C.	INITIAL ISSUE:	08-07-2019
CHECKED:	M.C.	REV:	△
DRAWN:	SIC	REV:	△
FIELD CREW:		REV:	△
FIELD WORK DATE:		REV:	△
SCALE: 1" = N/A		HORIZONTAL:	
SCALE: 1" = N/A		VERTICAL:	

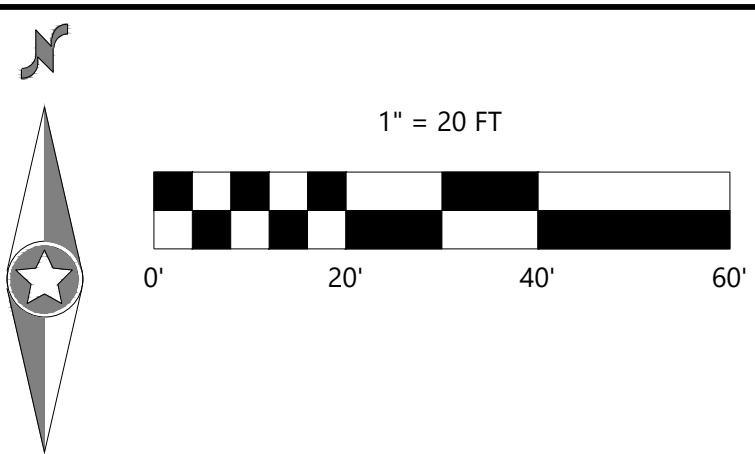
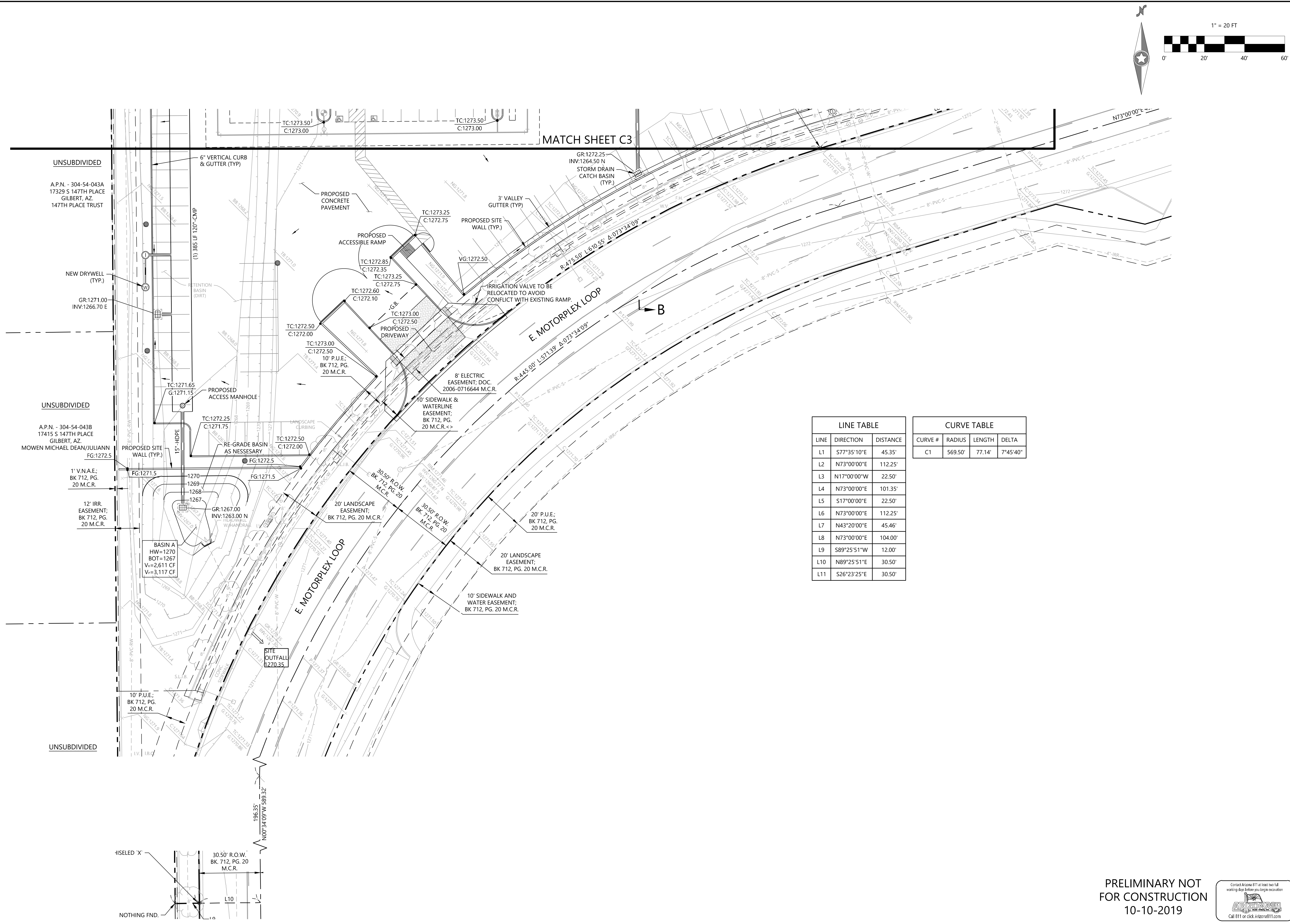
**Westwood**  
Professional Services, Inc.  
6909 East Greenway Parkway, Suite 250  
Scottsdale, Arizona 85254  
Phone: (480) 747-6558  
Fax: (480) 367-8625  
www.westwoodps.com

COVER SHEET  
LUKE GILBERT SERVICE CENTER  
MOTORPLEX LOOP  
GILBERT, ARIZONA



PRELIMINARY NOT  
FOR CONSTRUCTION  
10-10-2019





LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S77°35'10"E	45.35'
L2	N73°00'00"E	112.25'
L3	N17°00'00"W	22.50'
L4	N73°00'00"E	101.35'
L5	S17°00'00"E	22.50'
L6	N73°00'00"E	112.25'
L7	N43°20'00"E	45.46'
L8	N73°00'00"E	104.00'
L9	S89°25'51"W	12.00'
L10	N89°25'51"E	30.50'
L11	S26°23'25"E	30.50'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	569.50'	77.14'	7°45'40"

PRE GRADING AND DRAINAGE PLAN  
LUKE GILBERT SERVICE CENTER  
MOTORPLEX LOOP  
GILBERT, ARIZONA

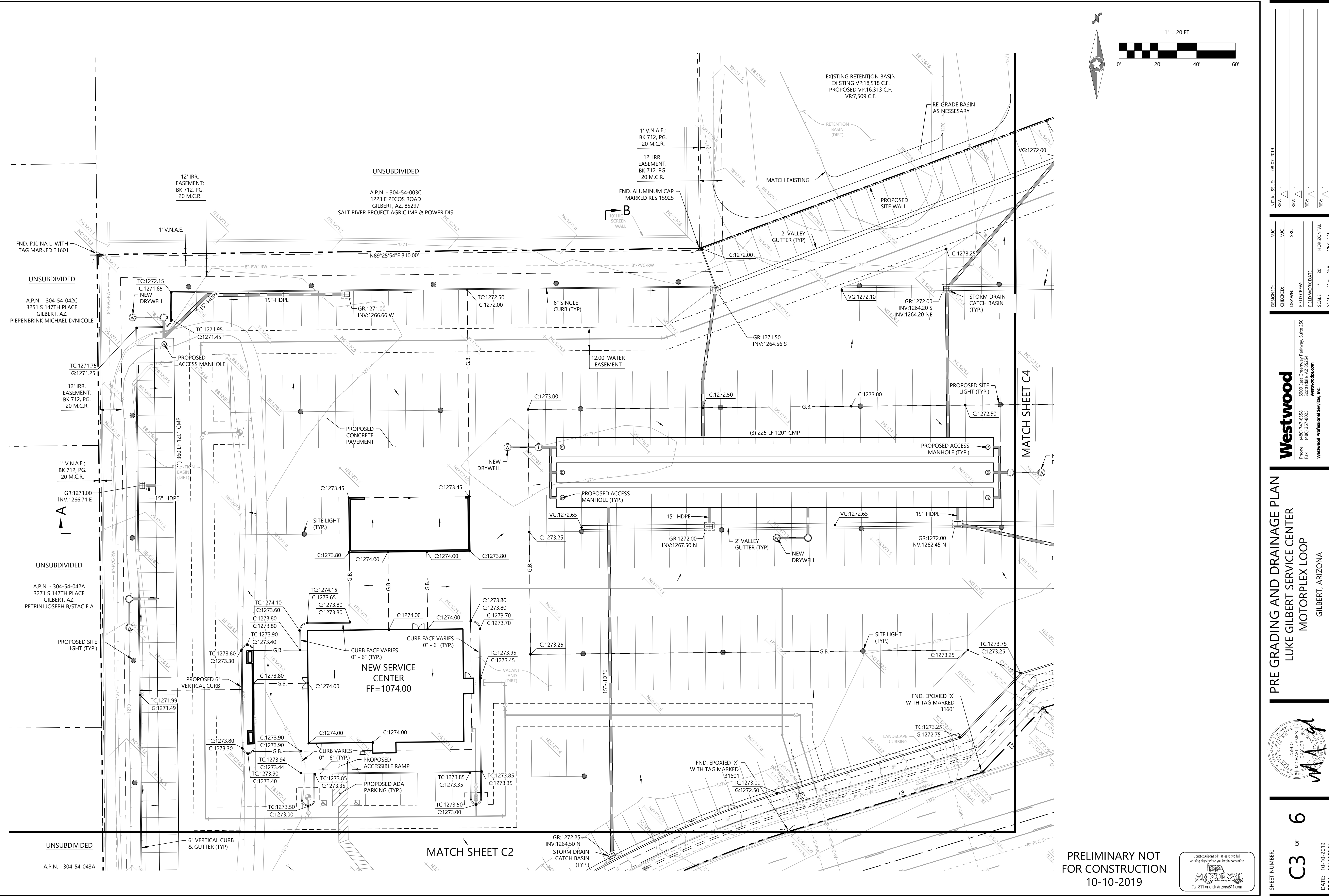
SHEET NUMBER: C2 OF 6

DATE: 10-10-2019  
PROJ: 0010058.01

Westwood  
6909 East Greenway Parkway, Suite 250  
Gilbert, AZ 85234  
Phone: (480) 747-6558  
Fax: (480) 367-6025  
www.westwoodaz.com

DESIGNED: MJC  
CHECKED: MJC  
DRAWN: SRC  
FIELD CREW: MJC  
FIELD WORK DATE: 08-07-2019  
SCALE: 1" = 20'  
HORIZONTAL: N/A  
VERTICAL: N/A

INITIAL ISSUE: 08-07-2019  
REV: 1  
REV: 2  
REV: 3  
REV: 4

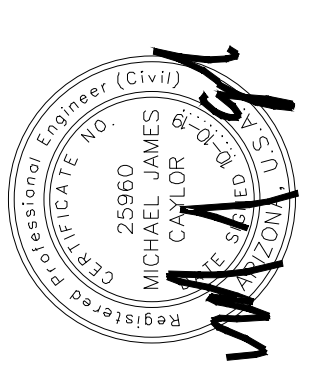


DESIGNED:	MIC	08-07-2019
CHECKED:	MIC	
DRAWN:	SR	
FIELD CREW:		
FIELD WORK DATE:		
SCALE:	1" = 20'	HORIZONTAL
	1" = N/A	VERTICAL

**Westwood**  
6009 East Greenway Parkway, Suite 250  
Gilbert, AZ 85234  
Phone: (480) 747-6558  
Fax: (480) 367-6025  
www.westwoodps.com

**Westwood Professional Services, Inc.**

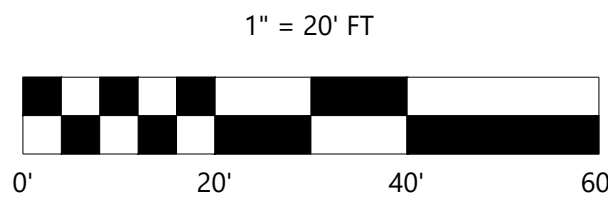
PRE GRADING AND DRAINAGE PLAN  
LUKE GILBERT SERVICE CENTER  
MOTORPLEX LOOP  
GILBERT, ARIZONA



PRELIMINARY NOT  
FOR CONSTRUCTION  
10-10-2019





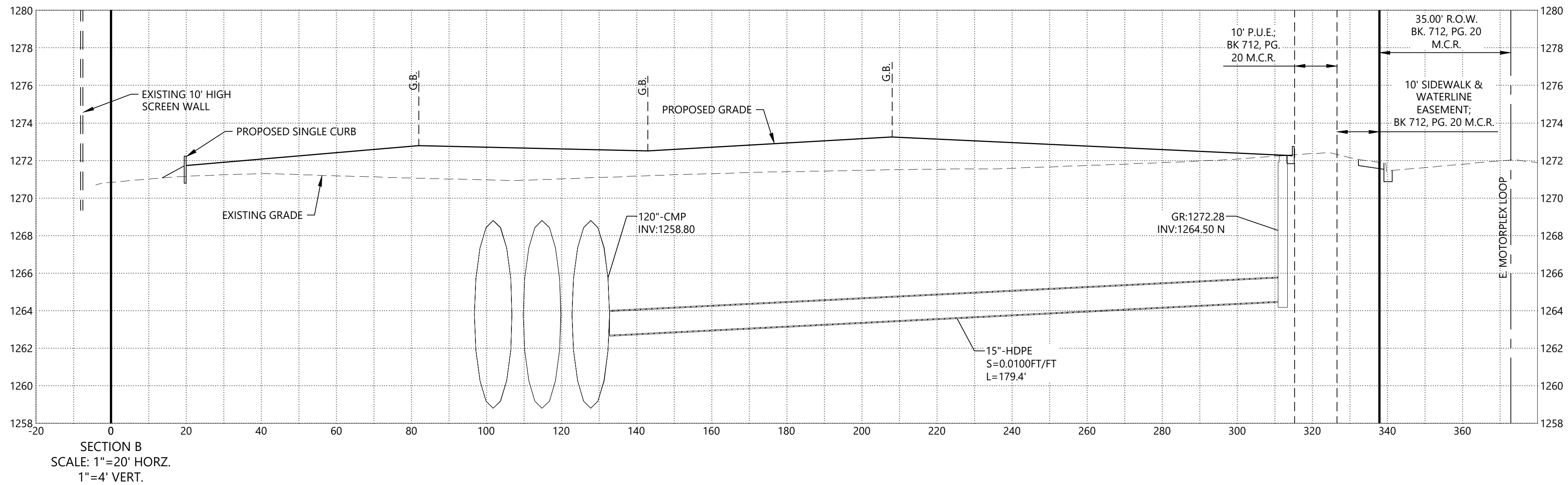


LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S77°35'10"E	45.35'
L2	N73°00'00"E	112.25'
L3	N17°00'00"W	22.50'
L4	N73°00'00"E	101.35'
L5	S17°00'00"E	22.50'
L6	N73°00'00"E	112.25'
L7	N43°20'00"E	45.46'
L8	N73°00'00"E	104.00'
L9	S89°25'51"W	12.00'
L10	N89°25'51"E	30.50'
L11	S26°23'25"E	30.50'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	569.50'	77.14'	7°45'40"

PRELIMINARY NOT  
FOR CONSTRUCTION  
10-10-2019









Contact Arizona 811 at least two full working days before you begin excavation.

  
ARIZONA811  
CALL 811 OR VISIT ARIZONA811.COM

Call 811 or click [Arizona811.com](http://Arizona811.com)

SHEET NUMBER: C6 OF 6

DATE: 10-10-2019

**JOHN MAHONEY**  
**A R C H I T E C T**

**PROJECT NARRATIVE**  
**BILL LUKE SANTAN – PHASE 2**

Luke Gilbert proposes to build an automotive detailing & inventory management building on a vacant property at the Santan Motorplex. The primary/principal use of the building will be *vehicle services, light* as defined by the City's LDC. The office area and covered open air service reception drive will be used for public access to minor vehicle servicing. The service portion of the building will be used for light vehicle repair, maintenance, detailing, and automotive photography. Vehicle repair will be limited to the replacement and installation of components including batteries, tires, brakes, tune-ups, air conditioning, automobile glass replacement and tinting, upholstery, audio and video equipment, mufflers, and lubrication services. Repair will exclude any operation specified under the *vehicle services, heavy* designation as defined by the City's LDC. A covered open air service assessment drive will be utilized for vehicle repair quality control. Ownership is planning for a second future building on the east side of this parcel.

The parking lot will be used for vehicles related to detailing operations and pre-owned automobile inventory ancillary to the adjacent Luke Gilbert auto sales building to the south.

All parking and vehicle storage will occur within a 7' high decorative screen wall to match the existing facility. The general public will not make use of the parking lot.

Storm water retention will predominantly occur in underground facilities with the balance in small surface basins. Landscape treatments, site walls and site elements will be consistent with established the existing facility and Motorplex themes.

